

177.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

757,600 / 757,600

USE VALUE:

757,600 / 757,600

ASSESSED:

757,600 / 757,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
192		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WU QIUYANG	
Owner 2: QIAN LIXIA	
Owner 3:	

Street 1: 192 SYLVIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: REPOLE FRANCESCO-CAROL ANN -

Owner 2: -

Street 1: 192 SYLVIA STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,650 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1972, having primarily Wood Shingle Exterior and 1975 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6650		Sq. Ft.	Site		0	70.	0.93	6									433,650						433,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		6650.000	323,900		433,700	757,600				
Total Card		0.153	323,900		433,700	757,600	Entered Lot Size			
Total Parcel		0.153	323,900		433,700	757,600	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	383.59	/Parcel: 383.5	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
177.0-0007-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	323,800	0	6,650.	433,700	757,500	757,500
2019	101	FV	262,900	0	6,650.	427,500	690,400	690,400
2018	101	FV	262,900	0	6,650.	328,300	591,200	591,200
2017	101	FV	262,900	0	6,650.	309,800	572,700	572,700
2016	101	FV	262,900	0	6,650.	285,000	547,900	547,900
2015	101	FV	259,600	0	6,650.	266,400	526,000	526,000
2014	101	FV	252,000	0	6,650.	245,300	497,300	497,300
2013	101	FV	252,000	0	6,650.	245,300	497,300	497,300

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
REPOLE FRANCESC	71313-302	1	7/13/2018		795,000	No	No					
REPOLE FRANCESC	53265-54		7/24/2009	Family	10	No	No	Y				
	14669-586		7/1/1982		78,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	950	Solar Pa	15,120	C				
11/19/2018	1731	Insulate	2,422	C				
10/29/2013	1602	Redo Kit	8,000	C				
7/29/2013	1139	Redo Bat	7,000	C				
9/12/2011	1108	Manual	3,000					rebuild existing r
7/13/2009	580	Re-Roof	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
5/2/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
1/9/2014	Info Fm Prmt	EMK	Ellen K
1/5/2009	Meas/Inspect	345	PATRIOT
1/4/2000	Meas/Inspect	243	PATRIOT
12/1/1981		MS	

Sign: _____

VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 05 - Garrison				Full Bath: 1	Rating: Good			PDAS.. KITCHENETTE IN BMT.																			
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																						
Foundation: 1 - Concrete				A 3QBth: 1	Rating:																						
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																						
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:																						
Sec Wall: 8 - Brick Veneer	10 %			OthrFix: 1	Rating:																						
Roof Struct: 1 - Gable				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																			
Color: GRAY W/ RED BRICK				A Kits: 1	Rating: Good			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Fpl: 1	Rating: Average																						
GENERAL INFORMATION				WSFlue: 1	Rating:																						
Grade: C - Average				CONDOS INFORMATION																							
Year Blt: 1972	Eff Yr Blt:			Location: 1																							
Alt LUC:	Alt %:			Total Units: 1																							
Jurisdct: G15	Fact: .			Floor: 1																							
Const Mod:				% Own: 1																							
Lump Sum Adj:				Name: 1																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD	Phys Cond: AV - Average	28. %		Exterior: 1				No Unit	RMS	BRS	FL																
Prim Int Wall: 1 - Drywall	Functional: 1			Interior: 1				1	7	4	M																
Sec Int Wall: 1	Economic: 1		%	Additions: 1																							
Partition: T - Typical	Special: 1			Kitchen: 1																							
Prim Floors: 4 - Carpet	Override: 1			Baths: 1																							
Sec Floors: 1	Total: 28.7 %			Plumbing: 1																							
Bsmnt Flr: 6 - Ceramic Tile				Electric: 1																							
Subfloor: 1				Heating: 1																							
Bsmnt Gar: 1				General: 1																							
Electric: 3 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Insulation: 2 - Typical				Basic \$ / SQ: 135.00				Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Int vs Ext: S				Size Adj: 1.35000002												SFL	Second Floor	750	186.450	139,840							
Heat Fuel: 2 - Gas				Const Adj: 1.02305996												BMT	Basement	700	83.200	58,243	BMT	100	RRM	75 A			
Heat Type: 3 - Forced H/W				Adj \$ / SQ: 186.453												FFL	First Floor	700	186.450	130,517							
# Heat Sys: 1				Other Features: 123000												WDK	Deck	264	10.010	2,644							
% Heated: 100	% AC: 1			Grade Factor: 1.00																							
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.00000000																							
% Com Wall:	% Sprinkled:			NBHD Mod: 1																							
MOBILE HOME				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1																					
Make: 1																											
Model: 1																											
Serial #: 1																											
Year: 1																											
Color: 1																											
SPEC FEATURES/YARD ITEMS				PARCEL ID 177.0-0007-0001.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
2	Frame Shed	D	Y	18X12	A	AV	2000		0.00	T	15.2	101															
More: N				Total Yard Items:				Total Special Features:				Total:															